

Property Tax Payments, 2002-2003

- Tippecanoe County -

Indiana Legislative Services Agency

June 2005

The Indiana Supreme Court found Indiana's true tax value assessment rules to be unconstitutional in December 1998. Major changes in property tax payments in each county from 2002 to 2003 were caused by several factors, including:

- The move from the old true tax value assessment rules to the new market-oriented rules during the 2002-2003 property tax reassessment.
- Tax levy increases by local taxing units, which are influenced by spending and the availability of other revenue sources.
- The tax restructuring provisions enacted by the General Assembly in 2002 to help mitigate some of the effects of the assessment changes.

State Tax Credits Increased in Tippecanoe County from \$22.7 Million in 2002 to \$42.7 Million in 2003.

The General Assembly's restructuring provisions increased state tax credits statewide in 2003 from \$1.12 billion to \$1.87 billion, an increase of approximately \$748 million. In Tippecanoe County, state tax credits

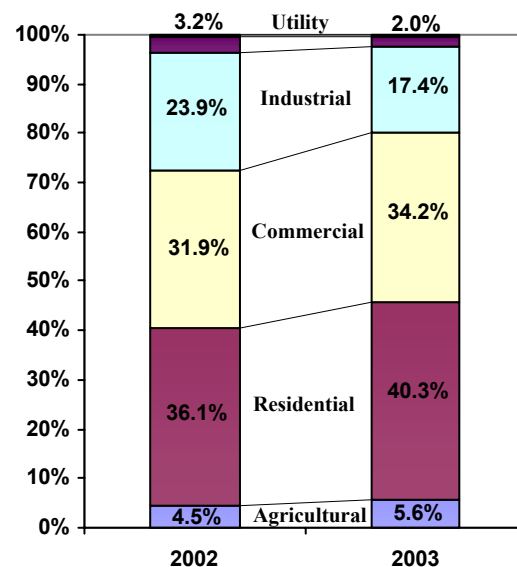
Table 1. Changes in AV and Tax Bills by Property Class for Tippecanoe County, 2002-2003.

Property Class	Change In		
	Total Gross AV	Net AV	Net Tax Bill
Agricultural	107.6%	97.0%	22.5%
Residential (All)	96.4%	68.7%	10.4%
Homestead Only	93.3%	57.8%	4.1%
Commercial	66.3%	67.1%	5.9%
Industrial	5.0%	3.8%	-28.3%
Utility	-7.6%	-8.0%	-37.9%
Avg. All Classes	63.0%	52.0%	-1.3%

increased from \$22.7 million to \$42.7 million, an increase of \$20 million. This paper provides a brief summary of how these factors changed property tax liabilities in Tippecanoe County.

Tax Shifts. Tippecanoe County saw a property tax shift from industrial and utility to commercial, residential, and agricultural property owners. Tax bills paid by commercial, residential, and agricultural property owners increased, while tax bills paid by industrial and utility property owners decreased (see Table 1). [Restructuring also incorporated an increase in the Utility Receipts Tax to compensate for reduced property tax payments by utilities.] The reason for these shifts between classes of property was that the total of real plus personal property assessed values (AV) of residential, agricultural, and commercial property increased more than the assessed values of industrial and utility property. Gross assessed values of agricultural and residential property doubled. Commercial assessments rose less, and industrial

Figure 1. Share of Net Property Tax Billings in Tippecanoe County.



* May not total 100% due to taxes paid by exempt/undefined parcels.

assessments rose much less. Utility assessments actually declined. These figures include the effects of new construction, demolition and remodeling of property, as well as the effects of reassessment, tax restructuring and levy increases.

Homeowners and Renters. The residential property type includes both homestead and non-homestead residential property. Owners of residential homesteads in Tippecanoe County saw their tax bills increase by a smaller amount than the average residential property increase, while owners of agricultural homesteads saw their tax bills increase by a greater amount than the average residential property increase. A property is eligible for the homestead deduction and credit if it is occupied by its owner and is the owner's primary residence. The increase in the homestead deduction from \$6,000 to \$35,000 is the reason that residential net assessed value rose so much less than gross assessed value.

Tax bills on non-homestead residential property, which is primarily rental property, increased more than for residential homestead property. Taxes rose because rental assessments increased as much as homestead assessments, but rental property was not eligible for the homestead deduction or homestead credit.

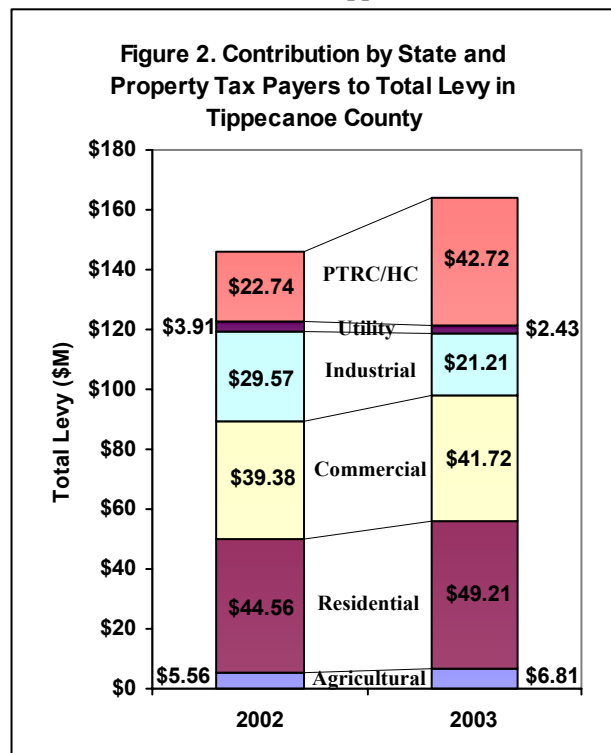
Table 2 shows tax changes for comparable properties, those with physical features that were unchanged from 2002 to 2003. In Tippecanoe County, substantially more residential property owners (including both homeowners and rental property owners) saw tax bill increases than decreases in 2003. Separately, more homestead owners saw decreases rather than increases.

Table 2. Distribution of Net Tax Changes on Comparable Residential Property in Tippecanoe County.				
	Residential - Actual -	Homestead - Actual -	Residential - NO Levy Change -	Homestead -NO Levy Change -
Increased	63.8%	46.8%	55.3%	35.8%
Decreased	36.2%	53.2%	44.7%	64.2%
Increased 100% or More	3.8%	1.2%	3.3%	0.9%
Decreased 25% or More	6.0%	7.5%	10.4%	14.5%
Average Change (\$)	\$66	-\$3	\$2	-\$82
Average Change (%)	7.0%	-0.3%	0.2%	-6.7%
* Percentages represent the percentage of parcels affected.				

Not all of the tax bill change was due to reassessment and tax restructuring. Some was due to increases in the tax levies of local units of government. Table 2 shows estimates of what would have happened had tax levies remained unchanged. The estimates are made by recalculating tax rates for 2003 using tax levies from 2002.

With no levy changes, a little more than half of all residential property owners would have seen tax increases, and a little less than half would have seen tax decreases. For homesteads, a little over one-third would have seen tax increases, while almost two-thirds would have seen decreases. Apart from levy increases, reassessment and restructuring reduced the taxes of more homeowners than they increased.

Agriculture. Taxes on agricultural property in Tippecanoe County rose. Overall, agricultural homestead taxes rose more than agricultural business taxes. The net assessed value on non-homestead agricultural real property more than doubled. This reflects the 112% increase in the base rate of farm land, from \$495 to \$1,050 per acre. Agricultural net personal property assessments increased by a smaller amount.



Business. Taxes on industrial and utility property fell in Tippecanoe County because assessed values for industrial property rose much less than residential and agricultural assessments and assessed values for utilities declined slightly. Business real property was assessed closer to the market value standard under the old assessment rules than was residential property. Consequently, the shift to market value assessment increased industrial and utility assessments less. The general rise in assessed values in Tippecanoe County reduced tax rates, and this cut tax bills for owners of property with smaller assessment increases, like businesses.

Tax Restructuring. The tax restructuring of 2002 made significant changes to property tax assessments, deductions, credits, and hence to overall tax payments. Restructuring reversed personal property rule changes which the Department of Local Government Finance had put in place. It replaced one tax break for homeowners, known as the shelter allowance, with a larger (in most cases) homestead deduction. Restructuring also increased property tax replacement credits (PTRC) from the existing 20% credit. PTRC on school general fund levies is now 60% for all property. A 20% PTRC is paid to real property owners on civil levies plus the remaining school general fund levies (after the 60% credit). Restructuring also raised the homestead credit to 20% of net qualifying levies, instead of allowing it to revert to 4% of gross qualifying levies in 2003. Figure 2 shows the net levies paid by each property classification along with the PTRC and state homestead credit contributions. The contribution to local levies in Tippecanoe County by PTRC and state homestead credit payments increased by approximately 88%, from \$22.7 million to \$42.7 million.

Table 3 shows estimates of how Tippecanoe County tax bills would have changed for each property type had tax restructuring not been adopted. Tax increases for residential and agricultural property owners would have been particularly large. The increases in the homestead deduction and PTRC in the tax restructuring reduced the size of these tax increases. Tippecanoe County residential property taxes still increased because the reassessment business-to-residential tax shift, plus the increase in the tax levy, was not fully offset by the rise in the homestead deduction and higher state PTRC payments. The larger PTRC payments are also responsible for decreasing the taxes on commercial and industrial property. The percentage changes in the “With Restructuring” column of Table 3 correspond to the changes in the net levies in Figure 2.

Table 3. Effect of Tax Restructuring on Tax Bills by Property Type in Tippecanoe County, 2002-2003.			
Property Type	No Restructuring (Estimated)	With Restructuring (Actual)	Difference
Agricultural	43.6%	22.5%	-21.2%
Residential (All)	45.1%	10.4%	-34.7%
Homestead Only	49.5%	4.1%	-45.4%
Commercial	10.6%	5.9%	-4.7%
Industrial	-24.0%	-28.3%	-4.3%
Utility	-41.3%	-37.9%	3.3%

List of Attached Summary Tables. Four summary tables are attached to provide additional information regarding assessed values and taxes by property class.

Summary Table 1: Comparison of 2002 and 2003 Net Property Tax Billings by Property Classification. This table summarizes net tax billings for real and personal property by property class. Additional information is provided for subclasses such as homesteads, agricultural homesteads, agricultural land, and rental properties.

Summary Table 2: Comparison of 2002 and 2003 Net Assessed Value by Property Classification. This table summarizes net assessed values for the same property classes described in Summary Table 1.

Summary Table 3: Changes in Assessed Values, Deductions, Credits, and Net Levies. This table summarizes the county-wide changes in tax bill components from 2002 to 2003 for real and personal property by property class.

Summary Table 4: Residential Property Summary. This table summarizes the assessed value and net tax changes from 2002 to 2003 for residential property. The table includes a distribution of net tax changes for comparable residential properties and for the homestead component of residential property. The table also depicts the distribution of changes as if there were no levy increase in 2003.

Tippecanoe County
Changes in Assessed Values, Deductions, Credits and Net Levies
Pay 2002 - Pay 2003

	Total	Agriculture	Residential	Res-Hmstd	Commercial	Industrial	Utility
Pay 2002							
Real Gross Assessed Value	3,878,760,800	269,445,864	2,253,556,489	1,840,464,516	1,036,621,026	303,010,089	9,769,123
Real Deductions	276,856,176	12,379,705	215,569,250	215,569,250	29,576,092	18,978,424	216,236
Real Net Assessed Value	3,601,904,624	257,066,159	2,037,987,239	1,624,895,266	1,007,044,934	284,031,665	9,552,887
Personal Gross Assd. Value	1,746,670,374	22,274,210	12,958,150	0	443,824,523	1,119,273,741	148,339,750
Personal Deductions	240,325,850	0	10,190	0	48,642,120	191,673,540	0
Personal Net Assd. Value	1,506,344,524	22,274,210	12,947,960	0	395,182,403	927,600,201	148,339,750
Total Gross Assessed Value	5,625,431,174	291,720,074	2,266,514,639	1,840,464,516	1,480,445,548	1,422,283,830	158,108,873
Total Deductions	517,182,026	12,379,705	215,579,440	215,569,250	78,218,212	210,651,964	216,236
Total Net Assessed Value	5,108,249,148	279,340,369	2,050,935,199	1,624,895,266	1,402,227,336	1,211,631,866	157,892,637
Gross Levy	150,895,889	6,658,039	60,469,709	47,392,789	45,306,502	33,771,941	4,459,783
PTRC (Calculated)	19,062,135	768,593	7,587,535	5,912,472	5,928,602	4,197,726	550,686
State/County Homestead Cr. (Calculated)	8,650,541	331,583	8,318,958	8,318,958	0	0	0
Net Levy	123,183,213	5,557,863	44,563,216	33,161,359	39,377,900	29,574,215	3,909,097
Pay 2003							
Real Gross Assessed Value	7,404,180,880	579,996,288	4,439,354,602	3,556,712,042	1,978,647,774	376,945,330	18,235,323
Real Deductions	1,132,752,851	55,155,636	992,574,013	992,574,013	52,957,248	31,144,822	821,031
Real Net Assessed Value	6,271,428,029	524,840,652	3,446,780,589	2,564,138,029	1,925,690,526	345,800,508	17,414,292
Personal Gross Assd. Value	1,765,868,688	25,516,000	12,970,690	0	483,431,052	1,116,048,287	127,902,660
Personal Deductions	270,487,140	0	4,590	0	66,091,712	204,390,838	0
Personal Net Assd. Value	1,495,381,548	25,516,000	12,966,100	0	417,339,339	911,657,449	127,902,660
Total Gross Assessed Value	9,170,049,568	605,512,288	4,452,325,292	3,556,712,042	2,462,078,825	1,492,993,617	146,137,983
Total Deductions	1,403,239,991	55,155,636	992,578,603	992,574,013	119,048,960	235,535,660	821,031
Total Net Assessed Value	7,766,809,577	550,356,652	3,459,746,689	2,564,138,029	2,343,029,865	1,257,457,957	145,316,952
Gross Levy	169,969,139	9,887,875	74,731,456	54,683,309	55,348,453	26,688,893	3,030,160
PTRC (Calculated)	42,965,680	2,858,928	20,310,835	14,951,724	13,633,420	5,481,664	604,027
State/County Homestead Cr. (Calculated)	5,427,431	221,802	5,205,629	5,205,629	0	0	0
Net Levy	121,576,028	6,807,146	49,214,991	34,525,956	41,715,033	21,207,229	2,426,133

COMPARISONS

Net Levy Percent Change	-1.3%	22.5%	10.4%	4.1%	5.9%	-28.3%	-37.9%
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Contributions to Tax Bill Changes, 2002-2003

Percent Changes	Total	Agriculture	Residential	Res-Hmstd	Commercial	Industrial	Utility
Gross Real AV	90.9%	115.3%	97.0%	93.3%	90.9%	24.4%	86.7%
Gross Personal AV	1.1%	14.6%	0.1%	0.0%	8.9%	-0.3%	-13.8%
Total Gross Assessed Value	63.0%	107.6%	96.4%	93.3%	66.3%	5.0%	-7.6%
Net Assessed Value	52.0%	97.0%	68.7%	57.8%	67.1%	3.8%	-8.0%
Gross Levy	12.6%	48.5%	23.6%	15.4%	22.2%	-21.0%	-32.1%
Net Levy	-1.3%	22.5%	10.4%	4.1%	5.9%	-28.3%	-37.9%

Actual State Credits, 2002 and 2003

	2002	2003	Change	Change%
PTRC (Abstract)	17,979,399	38,998,890	21,019,491	116.9%
State Homestead Cr. (Abstract)	4,764,140	3,724,889	-1,039,251	-21.8%
Total State Credits (Abstract)	22,743,539	42,723,779	19,980,240	87.9%

Comparison of 2002 and 2003 Net Property Tax Billings*
(Scaled to Abstract Values)
By Property Classification**
Tippecanoe County

Property Classification	2002 Net Tax	2003 Net Tax	Difference***	Change***	2002 % of Total Real + Pers	2003 % of Total Real + Pers	Change
<u>Real + Personal</u>							
Agricultural	5,557,863	6,807,146	1,249,283	22.5%	4.5%	5.6%	1.1%
Residential	44,563,216	49,214,991	4,651,775	10.4%	36.1%	40.3%	4.3%
Commercial	39,377,900	41,715,033	2,337,133	5.9%	31.9%	34.2%	2.3%
Industrial	29,574,215	21,207,229	-8,366,986	-28.3%	23.9%	17.4%	-6.6%
Utility	3,909,097	2,426,133	-1,482,964	-37.9%	3.2%	2.0%	-1.2%
Exempt	418,180	477,821	59,641	14.3%	0.3%	0.4%	0.1%
Undefined	200,923	205,497	4,574	2.3%	0.2%	0.2%	0.0%
Total	123,601,394	122,053,850	-1,547,544	-1.3%	100.0%	100.0%	0.0%
<u>Real Property Only</u>							
Agricultural	5,083,653	6,444,882	1,361,229	26.8%	4.1%	5.3%	1.2%
Residential	44,266,817	49,032,929	4,766,112	10.8%	35.8%	40.2%	4.4%
Commercial	28,468,323	33,577,272	5,108,949	17.9%	23.0%	27.5%	4.5%
Industrial	6,892,608	5,231,290	-1,661,318	-24.1%	5.6%	4.3%	-1.3%
Utility	258,319	280,355	22,036	8.5%	0.2%	0.2%	0.0%
Exempt	418,180	477,821	59,641	14.3%	0.3%	0.4%	0.1%
Undefined	200,923	205,497	4,574	2.3%	0.2%	0.2%	0.0%
Total	85,588,823	95,250,046	9,661,223	11.3%	69.2%	78.0%	8.8%
Agricultural Homesteads	1,920,030	2,409,261	489,231	25.5%	1.6%	2.0%	0.4%
Residential Homesteads	33,161,359	34,525,956	1,364,597	4.1%	26.8%	28.3%	1.5%
Total Homesteads	35,081,389	36,935,217	1,853,828	5.3%	28.4%	30.3%	1.9%
Non-Homestead Residential	11,105,458	14,506,973	3,401,515	30.6%	9.0%	11.9%	2.9%
Apartments (Over 4 Units)	8,743,138	12,164,880	3,421,742	39.1%	7.1%	10.0%	2.9%
<u>Personal Property Only</u>							
Agricultural	474,210	362,264	-111,946	-23.6%	0.4%	0.3%	-0.1%
Residential	296,399	182,062	-114,337	-38.6%	0.2%	0.1%	-0.1%
Commercial	10,909,578	8,137,760	-2,771,818	-25.4%	8.8%	6.7%	-2.2%
Industrial	22,681,607	15,975,939	-6,705,668	-29.6%	18.4%	13.1%	-5.3%
Utility	3,650,778	2,145,778	-1,505,000	-41.2%	3.0%	1.8%	-1.2%
Total	38,012,572	26,803,803	-11,208,769	-29.5%	30.8%	22.0%	-8.8%
Total Depreciables	26,939,391	18,330,482	-8,608,909	-32.0%	21.8%	15.0%	-6.8%
Total Inventory	10,776,781	8,291,258	-2,485,523	-23.1%	8.7%	6.8%	-1.9%
<u>Agricultural Only</u>							
Ag Non-Hmstd Real	3,163,623	4,035,621	871,998	27.6%	2.6%	3.3%	0.7%
Ag Personal	474,210	362,264	-111,946	-23.6%	0.4%	0.3%	-0.1%
Total Ag Business	3,637,833	4,397,885	760,052	20.9%	2.9%	3.6%	0.7%
Ag Homesteads	1,920,030	2,409,261	489,231	25.5%	1.6%	2.0%	0.4%

* "Tax billings" for real property refers to the net taxes charged per the parcel level data received from county auditors and assessors, scaled to values reported on the county auditor's abstract.

* "Tax billings" for personal property refers to the net taxes charged on the personal property assessed value reported on the county auditor's abstract.

** Property class was determined using a combination of county auditor parcel-level real property tax data, county assessor parcel-level real property assessment data, county auditor abstracts, Form 15 personal property assessment data, business and farmer's personal property tax returns over \$150,000 AV, and state distributable utility tax returns.

*** Net tax changes from 2002 to 2003 include effects of changes in assessment methods, local levies, real property physical characteristics, property use, personal property held or acquired, deductions, and credits.

Comparison of 2002 and 2003 Net Assessed Value*
(Scaled to Abstract Values)
By Property Classification**
Tippecanoe County

Property Classification	2002 Net AV	2003 Net AV	Difference***	Change***	2002 % of Total Real + Pers	2003 % of Total Real + Pers	Change
<u>Real + Personal</u>							
Agricultural	279,340,369	550,356,652	271,016,283	97.0%	5.5%	7.1%	1.6%
Residential	2,050,935,199	3,459,746,689	1,408,811,490	68.7%	40.0%	44.4%	4.4%
Commercial	1,402,227,336	2,343,029,865	940,802,529	67.1%	27.4%	30.1%	2.7%
Industrial	1,211,631,866	1,257,457,957	45,826,091	3.8%	23.6%	16.1%	-7.5%
Utility	157,892,637	145,316,952	-12,575,685	-8.0%	3.1%	1.9%	-1.2%
Exempt	15,048,490	27,174,820	12,126,330	80.6%	0.3%	0.3%	0.1%
Undefined	6,221,740	10,901,462	4,679,722	75.2%	0.1%	0.1%	0.0%
Total	5,123,297,637	7,793,984,397	2,670,686,760	52.1%	100.0%	100.0%	0.0%
<u>Real Property Only</u>							
Agricultural	257,066,159	524,840,652	267,774,493	104.2%	5.0%	6.7%	1.7%
Residential	2,037,987,239	3,446,780,589	1,408,793,350	69.1%	39.8%	44.2%	4.4%
Commercial	1,007,044,934	1,925,690,526	918,645,592	91.2%	19.7%	24.7%	5.1%
Industrial	284,031,665	345,800,508	61,768,843	21.7%	5.5%	4.4%	-1.1%
Utility	9,552,887	17,414,292	7,861,405	82.3%	0.2%	0.2%	0.0%
Exempt	15,048,490	27,174,820	12,126,330	80.6%	0.3%	0.3%	0.1%
Undefined	6,221,740	10,901,462	4,679,722	75.2%	0.1%	0.1%	0.0%
Total	3,616,953,114	6,298,602,849	2,681,649,735	74.1%	70.6%	80.8%	10.2%
Agricultural Homesteads	107,188,176	206,841,992	99,653,816	93.0%	2.1%	2.7%	0.6%
Residential Homesteads	1,624,895,266	2,564,138,029	939,242,763	57.8%	31.7%	32.9%	1.2%
Total Homesteads	1,732,083,442	2,770,980,021	1,038,896,579	60.0%	33.8%	35.6%	1.7%
Non-Homestead Residential	413,091,973	882,642,560	469,550,587	113.7%	8.1%	11.3%	3.3%
Apartments (Over 4 Units)	306,359,039	699,160,577	392,801,538	128.2%	6.0%	9.0%	3.0%
<u>Personal Property Only</u>							
Agricultural	22,274,210	25,516,000	3,241,790	14.6%	0.4%	0.3%	-0.1%
Residential	12,947,960	12,966,100	18,140	0.1%	0.3%	0.2%	-0.1%
Commercial	395,182,403	417,339,339	22,156,936	5.6%	7.7%	5.4%	-2.4%
Industrial	927,600,201	911,657,449	-15,942,752	-1.7%	18.1%	11.7%	-6.4%
Utility	148,339,750	127,902,660	-20,437,090	-13.8%	2.9%	1.6%	-1.3%
Total	1,506,344,524	1,495,381,548	-10,962,976	-0.7%	29.4%	19.2%	-10.2%
Total Depreciables	1,069,473,358	1,024,476,252	-44,997,106	-4.2%	20.9%	13.1%	-7.7%
Total Inventory	423,923,206	457,939,196	34,015,990	8.0%	8.3%	5.9%	-2.4%
<u>Agricultural Only</u>							
Ag Non-Hmstd Real	149,877,984	317,998,661	168,120,677	112.2%	2.9%	4.1%	1.2%
Ag Personal	22,274,210	25,516,000	3,241,790	14.6%	0.4%	0.3%	-0.1%
Total Ag Business	172,152,194	343,514,661	171,362,467	99.5%	3.4%	4.4%	1.0%
Ag Homesteads	107,188,176	206,841,992	99,653,816	93.0%	2.1%	2.7%	0.6%

* "Net Assessed Value" for real property refers to the gross AV less deductions per the parcel level data received from county auditors and assessors, scaled to values reported on the county auditor's abstract.

* "Net Assessed Value" for personal property refers to the gross personal property assessed value reported on the county auditor's abstract less the deductions reported on the abstract.

** Property class was determined using a combination of county auditor parcel-level real property tax data, county assessor parcel-level real property assessment data, county auditor abstracts, Form 15 personal property assessment data, business and farmer's personal property tax returns over \$150,000 AV, and state distributable utility tax returns.

*** Net AV changes from 2002 to 2003 include effects of changes in assessment methods, real property physical characteristics, property use, personal property held or acquired, and deductions.

**Tippecanoe County
Residential Property Summary
2003 Reassessment**

Property Type	Change in Gross AV 2002 to 2003	Change in Net AV 2002 to 2003	Change in Net Tax 2002 to 2003	Change in Net Tax With NO Cert. Levy Chg. 2002 to 2003
All Real Residential Properties	97%	68%	10%	3%
Comparable Residential Real Prop.	91%	63%	7%	0%
Comparable Homesteads	88%	52%	0%	-7%

Distribution of Net Tax Changes on Comparable Residential Property

% Change		2002 to 2003 Actual Bills All Residential Property		2002 to 2003 Actual Bills Homesteads Only		2002 to 2003 Recomputed Bills With NO Certified Levy Change All Residential Property		2002 to 2003 Recomputed Bills With NO Certified Levy Change Homesteads	
Over	300%	390	0.8%	41	0.2%	369	0.8%	37	0.1%
200% to	300%	371	0.8%	47	0.2%	156	0.3%	33	0.1%
100% to	200%	1,005	2.2%	227	0.8%	1,026	2.2%	182	0.7%
50% to	100%	3,296	7.2%	974	3.6%	2,274	5.0%	657	2.4%
25% to	50%	6,229	13.6%	2,940	10.8%	4,985	10.9%	1,890	6.9%
10% to	25%	6,030	13.1%	4,172	15.3%	5,512	12.0%	3,329	12.2%
5% to	10%	2,452	5.3%	2,034	7.5%	2,060	4.5%	1,642	6.0%
0 to	5%	9,485	20.7%	2,309	8.5%	9,010	19.6%	1,975	7.2%
0 to	-5%	3,122	6.8%	2,600	9.5%	2,820	6.1%	2,356	8.6%
-5% to	-10%	3,275	7.1%	2,828	10.4%	3,496	7.6%	2,733	10.0%
-10% to	-25%	7,449	16.2%	7,030	25.8%	9,426	20.5%	8,475	31.1%
-25% to	-50%	2,403	5.2%	1,967	7.2%	4,301	9.4%	3,805	14.0%
Below	-50%	380	0.8%	80	0.3%	452	1.0%	135	0.5%
		45,887	100.0%	27,249	100.0%	45,887	100.0%	27,249	100.0%
Parcels With Increases		29,258	63.8%	12,744	46.8%	25,392	55.3%	9,745	35.8%
Parcels With Reductions		16,629	36.2%	14,505	53.2%	20,495	44.7%	17,504	64.2%
Average \$ Change			\$66		-\$3		\$2		-\$82
Average % Change			7.0%		-0.3%		0.2%		-6.7%

"Comparable Properties" = Properties with a record in both years that have improvements in both years OR no improvements in both years.

Data Source: 2002 and 2003 County Parcel Tax Data - County Auditor and County Assessor

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